

San Francisco Bay Conservation and Development Commission

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March 13, 2015

TO: Commissioners and Alternates

FROM: Lawrence J. Goldzband, Executive Director (415/352-3653; larry.goldzband@bcdc.ca.gov)
Bob Batha, Chief of Permits (415/352-3612; bob.batha@bcdc.ca.gov)

SUBJECT: Listing of Pending Administrative Matters
(For Commission consideration on March 19, 2015)

This report lists the administrative permit applications, federal consistency actions, marsh development permits in the Secondary Management Area of the Suisun Marsh, regionwide permit actions, minor amendments to the Suisun Marsh Local Protection Program, and emergency permits that are pending with the Commission. The staff members to whom the matters have been assigned are indicated at the end of the projects' description. Inquiries should be directed to the assigned staff member prior to the Commission meeting.

Administrative Permits and Federal Consistency Actions

The following administrative permit applications have been filed and are presently pending with the Commission. The Executive Director will take the action indicated on the matters unless the Commission determines that it is necessary to hold a public hearing.

Applicants: East Street Ventures, LLC
Pier 28, 2nd Floor
San Francisco, CA 94105

AND

Port of San Francisco
Pier 1
San Francisco, CA 94111

BCDC Permit Application No. M2014.042.00

Filed: 03/03/15
90th Day: 06/01/15

Location: Within the 100-foot shoreline band and within a Port Priority Use Area (designated in the San Francisco Bay Plan), at 295 Terry Francois Boulevard and the Pier 48 marginal wharf, in the City and County of San Francisco.

Description: Within the 100-Foot Shoreline Band

Reestablish a restaurant by doing the following:

1. Conduct, use, and maintain in-kind interior and exterior renovations to reestablish an approximately 3,737-square-foot (total footprint) restaurant, which includes an approximately 865-square-foot second floor patio;

2. Replace, use, and maintain in-kind an approximately 229-square-foot outdoor washing station located adjacent to the restaurant building;
3. Install, use, and maintain in-kind an approximately 160-square-foot outdoor restroom for patrons;
4. Install, use, and maintain in-kind ancillary facilities, including approximately 46-inch-tall railings with glass at the site's eastern boundary along the Bay edge, an exterior staircase, an approximately four-foot-wide, seven-foot high canopy above the second floor patio, exterior identity signage consistent with the Port of San Francisco Sign Guidelines, an Americans with Disabilities Act-compliant restaurant entrance ramp, and an approximately 2-foot-wide, 50-foot-long section of a public walkway along Terry Francois Boulevard;
5. Install, use, and maintain in-kind an outdoor dining area east of and behind the restaurant, including an approximately 807-square-foot area authorized for outdoor dining for five years (through April 1, 2020), and then to be used for public access if the outdoor dining is no longer authorized, and an approximately 550-square-foot outdoor dining area located in front of the restaurant on Terry Francois Boulevard authorized for five years (through April 1, 2020), unless a permit extension is granted based, in part, on future surrounding uses and nearby activities; and
6. Remove and reconfigure fencing to install, use, and maintain in-kind an approximately 1,391-square-foot public access area at the Pier 48 marginal wharf located immediately north of the restaurant property, which includes a 15-foot-wide pathway, one bollard, three seating elements, one trash container, and two public shoreline signs.

Except where specified, all improvements would be authorized for 15 years, and would not result in Bay fill. The project would result in a total of 2,198 square feet of required public access, all within the 100-foot shoreline band.

Tentative Staff Position: Recommend Approval. (Rosa Schneider, 415-352-3622, or rosa.schneider@bcd.ca.gov)

Applicants: Dale William Bottoms and Debra Bottoms
Co-Trustees of the Bottoms Family 1989 Trust
8705 New Mountain Way
Las Vegas, NV 89123

AND

Shea Homes, LP
2630 Shea Center Drive
Livermore, CA 94551

BCDC Permit Application No. M2015.006.00

Filed: 03/06/15

90th Day: 06/04/15

Location: Within the 100-foot shoreline band, between Seacliff Drive and Canal Boulevard, adjacent to Shipyard No. 3 at the Port of Richmond, in the City of Richmond, Contra Costa County.

Description: Within the 100-foot Shoreline Band

As part of the construction of a nine-building, 60-unit residential complex—the majority of which would occur outside the Commission’s jurisdiction—along approximately 1,217 feet of shoreline:

1. Install, use, and maintain in-kind residential patios covering an area totaling approximately 141 square feet;
2. Install, use, and maintain in-kind a 17,288-square-foot (0.40 acre) section of a public road located at the site’s primary entrance; and
3. Install, use, and maintain in-kind required public access improvements, including: (a) an approximately 56,388-square-foot (1.29 acre) landscaped public access area located adjacent to a pedestrian and bicycle pathway (authorized in BCDC Permit No. M2013.007.00); (b) a 684-square-foot ramp for accessing the Bay; (c) a 150-foot-long section of sidewalk (at the intersection of Seacliff Drive and Sandpiper Spit) to be increased in width from 5 to 10 feet; (d) various amenities (e.g., benches, a bicycle fix-it station, and signage); and (e) four public parking spaces within an approximately 4,089-square-foot area.

The project will result in approximately 61,911 square feet (1.42 acres) of required public access (e.g., landscaped area, public access parking spaces and shoreline ramp) at a 0.23-mile-long section of the shoreline. The project will not result in Bay fill.

Tentative Staff Position: Recommend Approval. (Michelle Burt Levenson, 415-352-3618 or michelle.levenson@bccdc.ca.gov)

Regionwide Permits

The Executive Director has issued the following regionwide permit since the last listing.

Applicants: Matthew and Kathryn Bliven
2917 Marina Drive
Alameda, CA 94501

BCDC Regionwide Permit No. NOI2015.003.00

Filed: 02/19/15

14th Day: 03/05/15

Permit Issued: 02/26/15

Location: Within the 100-foot shoreline band, at a single-family residence located at 2917 Marina Drive, in the City of Alameda, Alameda County.

Description: Repair an existing single-family residence, including interior remodeling, installing new windows, and replacing a 153-square-foot deck at the rear of the house with an approximately 185-square-foot one, with no extension of the deck past the rear of the existing single-family residence.

(Ming Yeung, 415-352-3616 or ming.yeung@bcdca.gov)